

**City Council Meeting Agenda**  
**Monday, December 1, 2014**  
**Council Chambers – City Hall**

**Regular Council Meeting**  
**7:30 PM**

The City Council of the City of Quincy met on Monday, December 1, 2014 at 7:30 pm in the City Hall Council Chambers with Council President Joseph G. Finn presiding. Present were Councillor Coughlin, Councillor Croall, Councillor Gutro, Councillor Hughes, Councillor Laforest, Councillor McFarland, Councillor McNamee and Councillor Palmucci.

▶ Moment of Silence for Divine Inspiration

Pledge of Allegiance

City Clerk Shea began the meeting by reading the Open Meeting Law

▶ Redgate Presentation – Quincy Center Redevelopment Opportunities

Dennis Harrington – Planning Director gave introduction.

Responses received from the May 15, 2014 RFQ were from Santec, Jones Lang LaSalle, RKG Assoc., Davenport Co., Abramson Assoc. & Redgate Real Estate Advisors. Redgate Real Estate Advisors were selected. Contract was signed on August 5, 2014 and complied with all 30B regulations. Redgate moved quickly and even started work on the day contract was signed.

Presenters -

Lisa S. Sarafine – Principal - Redgate Real Estate Advisors

Pamela S. McKinney, MAI, CRE – Principal – Byrne McKinney & Assoc. Regional Real Estate Specialist

Redgate Real Estate Advisors Team members in attendance but not speaking-

Ralph F. Cox – Principal

Matt Wiser – Principal - Specializing in Project Management

Julie Zelsermyer Perlman - Assistant Project Manager

Alex Dubanowitz – Project Manager – Engineering Specialist

Also in attendance -

Robert A. Fishman – Partner – Nutter, McClennen & Fish LLP – City Outside Council

Lisa Sarafine – Lead for Redgate Real Estate Advisors

Redgate has been hired to evaluate current status of downtown development as it stands today and to work with city on a feasible strategy going forward. Redgate is not the master developer. Redgate has spent last 120 day meeting with all of the City's consultants that have been involved with prior plan and redevelopment over the last 10 years. Ms. Sarafine walked the council through their findings and where Redgate is heading on key recommendations for the downtown and in January 2015 will be back in front of the council to discuss a road map for redevelopment.

► Pam McKinney, MAI, CRE – Principal – Byrne McKinney & Associates

Ms. McKinney reviewed Downtown Quincy's possibilities in the current market place including residential, retail and office. Downtown Project positives far outweigh the challenges.

► Lisa Sarafine – – Lead for Redgate Real Estate Advisors

Ms. Sarafine walked the council through the Development Analysis portion of the presentation including – land control, Infrastructure, Funding and Regulatory Framework.

Councillor Croall requested that the presentation material be made available to the council prior to the January meeting so they have time to digest prior to meeting.

Councillor Gutro reminded the Administration and Planning Director that RKG reports requested in the recent Downtown Committee Meetings have still not been received by Downtown Committee

► 2014 – 238 – Increase of Cost of Living (COLA) to \$13,000 by the Quincy Retirement Board

Ed Masterson – Executive Director - Quincy Retirement Board

Increase from \$12,000 to \$13,000 will take effect July 1, 2015

Motion to Move to Finance Committee by Councillor McNamee, Motion Failed

Motion to Pass by Councillor McFarland, Seconded by Councillor Coughlin

Councillor Palmucci questioned if City Council could vote on increase if they will potentially be receiving it

Solicitor Timmons – Council must vote on it but since it is for a larger it's a vote of necessity

Retirement Board has already voted to ask Council and Mayor to increase

Motion passed by 7-2 roll call vote with Councillor Palmucci & Councillor McNamee voting No

► 2014 – 236 – Confirmatory Deed for Quincy Youth Hockey Association, Inc.

Solicitor Timmons – Quincy Youth Hockey Association is trying to restructure debt and during the lenders title exam discovered that the original order 1972 - 3334 was not to exceed 25 years from date of the recording of the deed. Former Mayor Hannon discussed with Solicitor Timmons and reiterated that the city's intent was for it to be open ended. QYHA will be signing an Option to Purchase Agreement so the City retains the right to purchase rink back at \$1 Option of purchase as well the confirmatory deed includes a revert clause. Same protections will be made as 1972 agreement minus the expiration date.



Motion by Councillor McFarland, Seconded by Councillor Laforest  
Motion passed by 8-1 roll call vote Councillor Hughes left the room

Motion to waive City Council Rule 24 by Councillor Gutro, Seconded by Councillor Laforest  
Motion passed by 7-2 roll call vote with Councillor Palmucci & Councillor McNamee voting No

► 2014 – 237 – Easement for Quincy Youth Hockey Association, Inc.

Allows use for access to arena and parking and will not be part of Confirmatory Deed

This is not an exclusive easement and will allow public access

Motion by Councillor McFarland, Seconded by Councillor Coughlin

Motion passed by 8-0 roll call vote Councillor Hughes left the room

► 2014 – 239 – Appropriation of \$1,900,000 to Community Preservations Accounts

Reading waived by Councillor McFarland

Motion by Councillor Coughlin, Seconded by Councillor McFarland

Motion passed by 9-0 roll call vote

► 2014 – 240 – Appropriation - Amendment to Council Order 2014 – 034 to \$5,918,930 for School Window & Door Replacement at Merrymount Elementary School, Wollaston Elementary School and North Quincy High School

Reading Waived by Councillor McFarland

Moved to Finance Committee & Advertise

Finance Committee to meet at December 15, 2014 Council Meeting

► 2014 – 241 – Appropriation of \$3,830,835 for School Window & Door Replacement at Francis W. Parker Elementary School & Lincoln-Hancock Community School

Reading Waived by Councillor McFarland

Moved to Finance Committee & Advertise

Finance Committee to meet at December 15, 2014 Council Meeting

► 2014 – 242 – Gift – Acceptance of 27 Cleaves Street Wetlands

Reading Waived by Councillor Palmucci

Motion to accept the gift by Councilor Palmucci, Seconded by Councillor Hughes

Motion passed by 9-0 roll call vote

► 2014 – 243 – Gift – \$350 from Doug Gutro

Reading Waive by Councillor Palmucci

Councillor Gutro stated this is more of a reimbursement than gift. This is to reimburse the city for an elevation certificate from Woodard & Curran which he needed for mortgage company for flood insurance

policy.

Councillor Palmucci requests a written communication from Administration to address authorization of the of program as well as a cost. Also was there an RFP done?

Susan OConnor - Auditor will look into the costs of program.

President Finn – City Council sought a separate opinion and checked with Department of Revenue regarding acceptance was directed to do so through a gift because there was not department to receive check.

Councillor McNamee – Woodard & Curran did these with much expertise and could do the for far less then Other land surveyors.

Councillor Hughes – Can administration see if there is a possibility of reimbursement on elevation certificate program if LOMA applications are approved.

Motion to accept the gift by Councillor Palmucci Seconded by Councillor McFarland  
Motion passed by 7-2 roll call vote. No Vote by Councillor Palmucci and Councillor McNamee

► 2014 – 244 – Resolve: Dedication of Public Space in Honor of Joseph W. Koch - Councillor McNamee  
Motion by Councillor McNamee, Seconded by Councillor Gutro  
Motion passed by 9-0 roll call vote

Approval of November 10, 2014 and November 17, 2014 Minutes  
Motion to accept minutes by Councillor Coughlin, Seconded by Councillor McFarland  
Is have it

### **Communications & Reports-**

► Council President Finn – Read into record two Massachusetts School Building Authority letters reporting approved projects

Quincy Center District Urban Revitalization and Development Plan (URDP)  
Certificate of Consistency Submission by West of Chestnut LLC received by all Councillors this week

### **Unfinished Business from Previous Meeting-**

None

### **Report of Committees –**

#### Ordinance Committee –

2014 – 231 – Install Handicap Parking at 121 Martensen Street

Positive Recommendation

Motion by Councillor Coughlin, Seconded by Councillor Croall

Motion passed 9-0

2014 – 229 – Install Handicap Parking at 100 Hamilton Street

Positive Recommendation

Motion by Councillor Coughlin, Seconded by Councillor Hughes

Motion passed 9-0

### **Petitions, Memorial, Remonstrance –**

Councillor Gutro & Councillor Coughlin – Remembered City Council fixture Matteo “Matty” Panarelli who recently passed away at 89. City Council meeting was adjourned in his memory

### **Motions, Orders, Resolutions -**

None

### **Scheduling of Committee Meetings & Public Hearings –**



Wednesday, December 3, 2014 7:30 PM Special Permit Granting Authority Meeting –  
Highpoint/Avalon Bay Communities, Inc.

Monday, December 15, 2014 6:30 PM Ordinance Committee Meeting

7:00 PM Public Hearing Tax Classification

7:30 PM City Council Meeting

Finance Committee Meeting

Monday January 5, 2014 6:00 PM Mid-Term Address

Site TBD

Adjournment at 11:32 pm